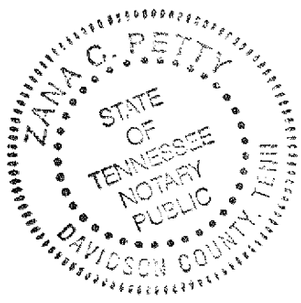
Karen Johnson Davidson County
Batch# 406834 DEEDWARR
05/28/2020 06:56:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20200528-0054709



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2020.

Notary Public

My commission expires: 5.2.22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
11973 Southern Blvd
Royal Palm Beach, FL 33411

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jaclyn Peneno	**Everett Financial Inc dba Supreme Lending**	**064130B06000CO**
406 Laurel Hill Drive	**14801 Quorum Drive Ste 300**	
Old Hickory, TN 37138	**Dallas, TX 75254**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Harold Welch, II, a married man and Stacey Elaine Welch Binkley, a married woman, Devisees & Co-Executors of the Estate of Robert Harold Welch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaclyn Peneno, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 406, in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Welch and wife, Patty J. Welch, as tenants by the entirety, by Warranty Deed from Summit Investments, a Texas Joint Venture, dated December 2, 1988, of record in Book 7722, page 410, Register's Office for Davidson County, Tennessee. The marriage between Robert H. Welch and Patty J. Welch continued uninterrupted until the death of Patty J. Welch on February 27, 2009, leaving Robert H. Welch the sole surviving tenant by the entirety. Robert H. Welch died testate on August 5, 2019, and by his Last Will & Testament, probated in the Probate Court for Davidson County, Tennessee Case No. 19P1569, devised subject property to Robert Harold Welch, II and Stacey Elaine Welch Binkley, the grantors herein. Subject property was never primary residence for grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 406 Laurel Hill Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert Harold Welch II, Devisee 5-20-20

_____ Date: _____
Robert Harold Welch, II, Devisee

Stacey Elaine Welch Binkley, Devisee Date: 5-20-20
Stacey Elaine Welch Binkley, Devisee

Robert Harold Welch II, Co-Executor 5-20-20

_____ Date: _____
Robert Harold Welch, II, Co-Executor

Stacey Elaine Welch Binkley, Co-Executor

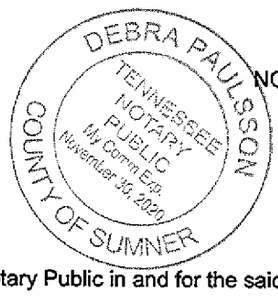
_____ Date: 5-20-20
Stacey Elaine Welch Binkley, Co-Executor

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Robert Harold Welch, II and Stacey Elaine Welch Binkley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2020.



NOTARY PUBLIC

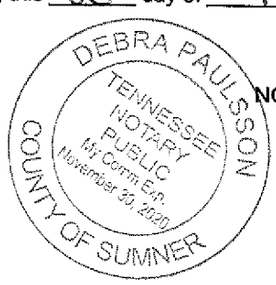
My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Robert Harold Welch, II** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Co-Executor of the Estate of Robert H Welch and that he is authorized by the Estate of Robert H Welch to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of May, 2020.



NOTARY PUBLIC

My Commission Expires: 11-30-2020

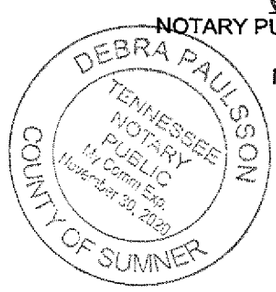
STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Stacey Elaine Welch Binkley** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged thats he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Co-Executor of the Estate of Robert H Welch and that she is authorized by the Estate of Robert H Welch to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of May, 2020.

NOTARY PUBLIC



My Commission Expires: 11-30-2020

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

